

FILE NO.: Z-4324-A

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NAME: Ace General Contractors Long-form PID

LOCATION: Located at 11201 Stagecoach Road

DEVELOPER:

Ace General Contractors, Inc.  
12 Sienna Lake Cove  
Little Rock, AR 72210

OWNER/AUTHORIZED AGENT:

Ace General Contractors, Khadan M. Bhatti - Owner/Agent

SURVEYOR/ENGINEER:

Ben Kittler  
812 Providence Drive  
Bryant, AR 72022

AREA: 5.57-acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

PLANNING DISTRICT: 16 – Otter Creek

CENSUS TRACT: 42.20

CURRENT ZONING: I-2, Light Industrial District

ALLOWED USES: Light Industrial

PROPOSED ZONING: PID

PROPOSED USE: C-3, General Commercial District and I-2, Light Industrial District uses

VARIANCE/WAIVERS:

1. A variance from Sections 30-43 and 31-210 to allow the drives located on Stagecoach Road nearer the property line and nearer the adjacent drive than typically allowed.
2. A variance to allow grading of future phases with the development of the first phase.

**BACKGROUND:**

Ordinance No. 14,782 rezoned the property from R-2, Single-family to I-2, Light Industrial District. The ordinance was adopted by the Little Rock Board of Directors on December 4, 1984.

On September 22, 2016, the Little Rock Planning Commission approved a Subdivision/Multiple Building Site Plan Review as per Section 31-13 of the Little Rock Code of Ordinances. The property contained 5.70-acres and was zoned I-2, Light Industrial District. The site plan indicated the placement of five (5) buildings of lease space for mini-warehouse storage. The development was proposed in three (3) phases. The first phase was to be constructed with 26,100 square feet. The second phase with 27,450 square feet and the final phase with 24,750 square feet for a total of 78,300 square feet of mini-warehouse space. The site plan approved included the placement of an area for outdoor storage of recreational sports vehicles such as boats, campers, recreational vehicles, and/or cars or motorcycles. This development did not occur.

A. **PROPOSAL/REQUEST/APPLICANT'S STATEMENT:**

The applicant is now proposing a rezoning of the site from I-2, Light Industrial District to PCD, Planned Commercial Development District, to allow the development of a single building containing 9,600 square feet of floor area. The building is proposed utilizing C-3, General Commercial District uses and I-2, Light Industrial District uses. The plan indicates 28 parking spaces in front of the building and 14 parking spaces behind the building. The site plan indicates a single dumpster location. A second retail building will be added to mirror the building proposed in Phase I. The area south of the retail buildings is proposed for development with mini-warehouse. The mini-warehouse buildings will be constructed in multiple phases as the market demands.

B. **EXISTING CONDITIONS:**

The site is heavily wooded with an electrical transmission line running along the southern boundary of the site proposed for development. Also along the southern boundary is a floodway dedicated to the City with the previous rezoning request. There is an office/warehouse development located to the west of this site. Across Stagecoach Road is an apartment development and a City of Little Rock, city park.

Stagecoach Road was recently widened by the Arkansas State Highway and Transportation Department. The street is a four (4) lane roadway with a center turn lane and sidewalks along both sides of the street.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Otter Creek Homeowners Association and Southwest Little Rock United for Progress were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
2. A grading permit in accordance with Section 29-186 (c) and (d) will be required prior to any land clearing or grading activities at the site. Other than residential subdivisions, site grading and drainage plans must be submitted and approved prior to the start of construction. Is an advanced grading variance being requested to grade the western portion of the property with construction of the proposed development on the eastern portion?
3. Stormwater detention ordinance applies to this property. Show the proposed location for stormwater detention facilities on the plan. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or property owner and detailed in the bill of assurance.
4. If disturbed area is one (1) or more acres, obtain a NPDES stormwater permit from the Arkansas Department of Environmental Quality prior to the start of construction.
5. In accordance with Section 31-176 if any portion of this property is within the floodway, floodway areas must be shown as floodway easements or be dedicated to the public. In addition, a 25-foot wide drainage and access easement is required adjacent to the floodway boundary.
6. Streetlights are required by Section 31-403 of the Little Rock code. Provide plans for approval to Traffic Engineering. Streetlights must be installed prior to platting/certificate of occupancy. Contact Greg Simmons, Traffic Engineering, [gsimmons@littlerock.gov](mailto:gsimmons@littlerock.gov) or 501.379.1813 for more information.
7. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. The width of driveway must not exceed 36-feet. Driveway spacing on arterial streets is 150-feet from the side property line and 300-feet from driveways and intersections. The proposed driveway locations do not conform to City code. Show driveway locations on the north side of Stagecoach Road to determine if there is a possible left turn conflict.
8. The property survey does not show the western portion of the property being developed.

9. In accordance with Section 31-210 (h)(12), access driveways running parallel to the street shall not create a four-way intersection within 75-feet of the future curb line of the street.
10. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.

E. Utilities/Fire Department/Parks/County Planning:

Little Rock Water Reclamation Authority: Sewer available to this site.

Entergy: Entergy does not object to this proposal. There do not appear to be any conflicts with existing electrical utilities at this location. A three phase overhead electrical power line runs along the north side of Stagecoach Road across the street from this location. Contact Entergy in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and the Little Rock Fire Department is required.
3. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.
4. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZA) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by Central Arkansas Water. The test results must be sent to Central Arkansas Water's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 501.377.1226 if you would like to discuss backflow prevention requirements for this project.

5. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's materials and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of a Customer Owned Line Agreement is required.
6. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone back flow preventer shall be required.

Fire Department:

1. Full Plan Review – Maintain Access
2. Fire Hydrants. Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
3. Grade. Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief.
4. Loading. Maintain fire apparatus access road design as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
5. Commercial and Industrial Developments – 2 means of access. - Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1
  - a. Section D104.1 Buildings exceeding three stories or 30 feet in height. Building or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.
  - b. Section D104.2 Building exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provide with two separate and approved fire apparatus access roads.
  - c. Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all building are equipped throughout with approved automatic sprinkler systems.

- d. D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.
6. 30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4
- a. D105.1 Where Required. Where the vertical distance between the grade plane and the highest roof surface exceed 30', approved aerial fire apparatus access roads shall be provided. For the purposes of this section the highest roof surfaces shall be determined by measurement to the eave of a pitched roof, the intersection of a roof to the exterior wall, or the top of the parapet walls, whichever is greater.
  - b. D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
  - c. D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.
  - d. D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.
7. Dead Ends. Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.
8. Gates. Maintain fire apparatus access road gates as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:
- 1. Minimum gate width shall be 20 feet.
  - 2. Gates shall be of swinging or sliding type.
  - 3. Construction of gates shall be of material that allow manual operation by one person.
  - 4. Gate components shall be maintained in an operable condition at all times and replaced or repaired when defective.

5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
  6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
  7. Locking device specifications shall be submitted for approval by the fire code official
  8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
  9. Gates, intended for automatic operation shall be designed, constructed and installed to comply with requirements of ASTM F 2200.
9. Fire Hydrants. Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Jason Lowder 501.377.1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501.918.3757 or Capt. John Hogue 501.918.3754). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comment received.

County Planning: No comment.

F. Building Codes/Landscape:

Building Code: Project is subject to full commercial plan review and approval prior to issuance of a building permit. For information on submittal requirements and the review process. This project will require fully developed Architectural, Structural, Civil and MEP Plans. Contact a commercial plans examiner: Curtis Richey at 501.371.4724; [crichey@littlerock.gov](mailto:crichey@littlerock.gov).

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. Street buffers will be required at six (6) percent of the average depth of the lot. The minimum dimension shall be one-half (½) the full width requirement but in no case less than nine (9) feet. The average depth of the lot is approximately 800 linear feet. A forty-eight (48) foot street buffer is required between the property line and the proposed parking.
3. Screening requirements will need to be met for the vehicular use areas adjacent to street right-of-ways. Provide screening shrubs with an average

linear spacing of not less at three (3) feet within the required landscape area. Provide trees with an average linear spacing of not less than thirty (30) feet.

4. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property or the right-of-way of any street, highway or freeway. This strip shall be at least nine (9) feet wide. Provide trees with an average linear spacing of not less than thirty (30) feet within the perimeter planting strip. Provide three (3) shrubs or vines for every thirty (30) linear feet of perimeter planting strip. The east perimeter planting strip as currently proposed is deficient.
5. Landscape areas shall be provided between the vehicular use area used for public parking and the general vicinity of the building, excluding truck loading or service areas not open to public parking. These areas shall be equal to an equivalent planter strip three (3) feet wide along the vehicular use area.
6. Eight percent (8%) of the vehicular use area must be designated for green space; this green space needs to be evenly distributed throughout the parking area(s). The minimum size of an interior landscape area shall be one hundred fifty (150) square feet for developments with one hundred fifty (150) or fewer parking spaces. Interior islands must be a minimum seven and one half (7 1/2) feet in width. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces.
7. Land use buffers are to be maintained adjacent to the south and west R-2, Single-family zoned properties. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, a minimum of six (6) feet in height shall be required upon the property line side of the buffer. A minimum of seventy (70) percent of the land use buffer shall be undisturbed. Easements cannot count toward fulfilling this requirement. In addition to the required screening, buffers are to be landscaped at the rate of one (1) tree and three (3) shrubs for every thirty (30) linear feet. Existing plant material can be used to meet these minimum requirements.
8. A landscape irrigation system shall be required for developments of one (1) acre or larger.
9. The development of two (2) acres or more requires the landscape plan to be stamped with the seal of a Registered Landscape Architect.
10. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. Transportation/Planning:

Rock Region Metro: The site is not located on a dedicated Rock Region Metro route.

Planning Division: This request is located Otter Creek Planning District. The Land Use Plan shows Service Trades District (STD) for this property. The Service Trades District category provides for a selection of office, warehousing and industrial park activities that primarily serve other office service or industrial businesses. The district is intended to allow support services to these businesses and to provide for uses with an office component. A Planned Zoning District is required for any development not wholly office. The applicant has applied for rezoning from I-2 (Light Industrial District) to PID (Planned Industrial Development) to allow C-3, General Commercial District and I-2, Light Industrial District uses as allowable uses for the future development of the site.

Master Street Plan: The north side of the property is Stagecoach Road and it is shown as a Minor Arterial on the Master Street Plan. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects on traffic and pedestrians on Stagecoach Road since it is a Minor Arterial. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: A Class II Bike Lane is shown along Stagecoach Road. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

H. SUBDIVISION COMMITTEE COMMENT: (March 14, 2018)

The applicant was present. Staff presented an overview of the item stating there were additional items necessary to complete the review process. Staff questioned the proposed dumpster hours, the location of any fences and stated all site lighting was to be low level and directional, directed downward and into the site. Staff also questioned if there were any development plans for the western and southern portions of the site.

Public Works comments were addressed. Staff stated right of way dedication and street construction was required along Stagecoach Road. Staff stated a grading permit was required prior to any land clearing or grading activities on the site. Staff stated floodway areas were to be shown as floodway easements or be dedicated to the City. Staff stated a 25-foot wide drainage and access easement was required to be shown along the floodway.

Landscaping comments were addressed. Staff stated a street buffer averaging 48-feet was required along Stagecoach Road. Staff stated screening of the vehicular use area was also required. Staff stated eight (8) percent of the paved areas were to be landscaped. Staff stated a land use buffer was required along the south and western portions of the site where adjacent to the residentially zoned property. Staff stated irrigation was required for site in excess of one (1) acre.

Staff noted the comments from the various other departments and agencies. Staff suggested the applicant contact the departments or agencies directly with any questions or concerns. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

I. ANALYSIS:

The applicant submitted a revised site plan to staff addressing most of the technical issues associated with the request raised at the March 14, 2018, Subdivision Committee meeting. The applicant has provided the dumpster hours of service, the location of the proposed fencing and noted all site lighting will be low level and directional, directed downward and into the site.

The request is a rezoning from I-2, Light Industrial District to PCD, Planned Commercial Development District, to allow the development of a multi-phased development on the site. The first phase includes a single building containing 9,600 square feet of floor area. The building is proposed utilizing C-3, General Commercial District uses and I-2, Light Industrial District uses. A second commercial building will be added in the second phase and mini-warehouses will be added in a future phase. The maximum building height proposed is 30-feet. During the interim the area to the west of the retail building will be used as a sports playing field.

The plan indicates 28 parking spaces in front of the building, 11 spaces along the eastern perimeter and 14 parking spaces behind the building for a total of 53 parking spaces. Parking for a retail use is typically based on one (1) parking space per 300 gross square feet of floor area. The typical parking required for the building as proposed is 32 parking spaces. The Phase II building is indicated with 39 parking spaces. The buildings square footage is 9,600 square feet. The parking as proposed is adequate to serve a retail use.

Although the parking as indicated is adequate to serve retail uses the parking would not be adequate to serve a development with more intensive uses such as a restaurant or barber/beauty salon. Staff recommends the uses of the building match the parking available on the site.

The southern portion of the site is proposed for future development of mini-storage. The mini-storage buildings will be constructed in multiple phases as market demands. Within this area the site plan indicates the placement of a graveled storage area for parking of boats, camper trailers and RV's. The graveled area must be constructed in a manner that does not result in the creation of dust, mud, silt or standing water.

The site plan indicates a single dumpster location on each lot. The dumpsters are proposed behind the retail buildings. The dumpster will be screened per typical ordinance requirements. The dumpster service hours are limited to 7:00 am to 7:00 pm Monday through Friday.

The applicant indicates signage will be as allowed in commercial zones or a maximum of 36-feet in height and 160 square feet of sign area. Building signage will be limited to the facades with direct street frontage. The signage is proposed with a maximum of ten (10) percent of the front façade area.

The site plan indicates the placement of a food truck on a paved parking pad on Stagecoach Road. The applicant indicates the food truck will be allowed to set up on special occasions. The food truck must comply with the policy of the City regarding the placement of mobile canteen units.

The request includes a variance request from Sections 30-43 and 31-210 to allow the drives as proposed on the site. The plan indicates the placement of two (2) drives which are not located with the proper spacing between the drives and are located nearer the property lines than typically allowed. Staff is supportive of the current request to allow the drives as proposed. In the future a third drive will not be allowed to serve the site.

The applicant is requesting a variance from the Land Alteration Ordinance to allow grading of future phases with the development of the first phase. The applicant indicates the advanced grading is necessary to balance the site.

Staff is supportive of the applicant's request. The applicant is requesting approval to allow the development of the site with a mixed use development located within two (2) commercial buildings and the development of mini-warehouse. The site is currently zoned I-2, Light Industrial District. The request is to add retail uses as specified in the C-3, General Commercial Zoning District as allowable uses. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff does not feel the applicant's request will significantly impact the development or the area.

J. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

Staff recommends the proposed use mix of the site match the available parking.

Staff recommends the graveled surfaces be constructed in a manner that does not result in the creation of dust, mud, silt or standing water.

Staff recommends approval of the variance request from Sections 30-43 and 31-210 to allow the drives as proposed on the site. In the future a third drive will not be allowed to serve the site.

Staff recommends approval of the variance request from the Land Alteration Ordinance to allow grading of future phases with the development of the first phase.

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PLANNING COMMISSION ACTION:

(APRIL 5, 2018)

The applicant was not present. There were no registered objectors present. Staff presented the item stating the applicant had failed to respond to comments raised at the March 14, 2018, Subdivision Committee meeting. Staff presented a recommendation of deferral of this item to the May 17, 2018, public hearing. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 10 ayes, 0 noes, 0 absent and 1 recusal (Commissioner Keith Cox).

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PLANNING COMMISSION ACTION:

(MAY 17, 2018)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report. Staff presented a recommendation the proposed use mix of the site match the available parking. Staff presented a recommendation the graveled surfaces be constructed in a manner that did not result in the creation of dust, mud, silt or standing water. Staff presented a recommendation of approval of the variance request from Sections 30-43 and 31-210 to allow the drives as proposed on the site. Staff stated in the future a third drive would not be allowed to serve the site. Staff presented a recommendation of approval of the variance request from the Land Alteration Ordinance to allow grading of future phases with the development of the first phase. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 8 ayes, 0 noes and 3 absent.